018.0	0008	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	973,300 / 973,300
					USE VALUE:	973,300 / 973,300
					ASSESSED:	973,300 / 973,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		BAY STATE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BISSAINTHE STELLA/JEAN
Owner 2:	
Owner 3:	
Street 1:	71 BAY STATE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONLON JOSEPH C-JOSEPHINE -
Owner 2:	-
Street 1:	71 BAY STATE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,700 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 2720 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	471,000		502,300	973,300
Total Card	0.131	471,000		502,300	973,300
Total Parcel	0.131	471,000		502,300	973,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.86 | /Parcel: 357.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 13336

GIS Ref

GIS Ref

Insp Date 11/10/17

!1581!

PREVIOUS ASSESSMENT

Parcel ID 018.0-0008-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	471,000	0	5,700.	502,400	973,400	973,400	Year End Roll	12/18/2019
2019	101	FV	359,300	0	5,700.	650,100	1,009,400	1,009,400	Year End Roll	1/3/2019
2018	101	FV	359,300	0	5,700.	413,700	773,000	773,000	Year End Roll	12/20/2017
2017	101	FV	359,300	0	5,700.	378,200	737,500	737,500	Year End Roll	1/3/2017
2016	101	FV	359,300	0	5,700.	307,300	666,600	666,600	Year End	1/4/2016
2015	101	FV	339,300	0	5,700.	307,300	646,600	646,600	Year End Roll	12/11/2014
2014	101	FV	339,300	0	5,700.	280,100	619,400	619,400	Year End Roll	12/16/2013
2013	101	FV	339,300	0	5,700.	266,500	605,800	605,800		12/13/2012

PRINT

Date	Time
12/10/20	17:09:36

LAST REV

Date	Time
12/04/17	15:05:25

ekelly

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 1581

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONLON JOSEPH C	1285-150		8/10/2004	Change>Sale	562,000	No	No		
	768-147		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	13336
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2005	168	Renovate	99,000			G6	GR FY06	dormers/add 2 full

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	BS	Barbara S
5/5/2009	Measured	372	PATRIOT
8/23/2005	Permit Visit	BR	B Rossignol
10/16/2004	MLS	MM	Mary M
10/21/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	85.	1.04	2									502,349						502,300	

Total AC/HA: 0.13085 | Total SF/SM: 5700 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 502,349 | Spl Credit | Total: 502,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	2	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.25146067
Const Adj.:	0.99989998
Adj $ / SQ:	131.390
Other Features:	158977
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	528062
Depreciation:	57031
Depreciated Total:	471031

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 4				Baths: 1		HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

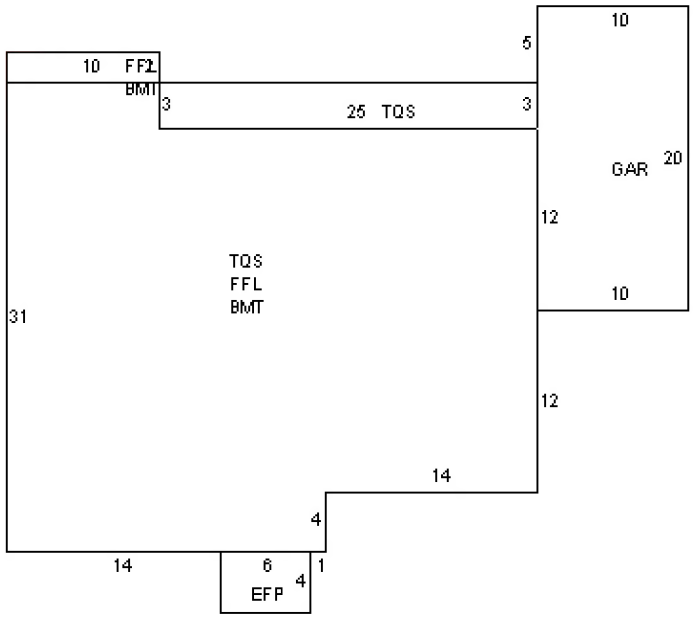
No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.53
Special Features:	0	Val/Su Net:	159.99
Final Total:	471000	Val/Su SzAd	269.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	974	86.720	84,463
FFL	First Floor	974	131.390	127,974
TQS	3/4 Story	772	131.390	101,400
GAR	Garage	200	27.500	5,499
EFP	Enclos Porch	24	72.590	1,742

Net Sketched Area:	2,944		Total:	321,078	
Size Ad	1745.75	Gross Are	3201	FinArea	2720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

018.0-0008-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	